



*jordan fishwick*

London Place, Watford Bridge New Mills



## London Place, Watford Bridge New Mills SK22 4ER

£475,000



### The Property

A wonderful opportunity to purchase a development project with tremendous potential! On the outskirts of New Mills and close to open countryside and The River Sett, a unique property standing in a very large plot. Originally two separate properties and could be with one large property or indeed two individual units. Private gardens with separate vehicular access, double width driveway, garaging for two cars and 23ft studio above. The main residence is a three bedroom home and work has been started on the additional property. Viewing highly recommended.




- Unique Opportunity
- Potential Development Project
- Two Dwellings Plus Garage/Studio
- Large Gardens
- Ample Off Road Parking Space
- Energy Rating: D Council Tax Band: C
- Potential Building PLOT (subject to Planning Permission)
- Close To Open Countryside

**Postcode** SK22 4ER

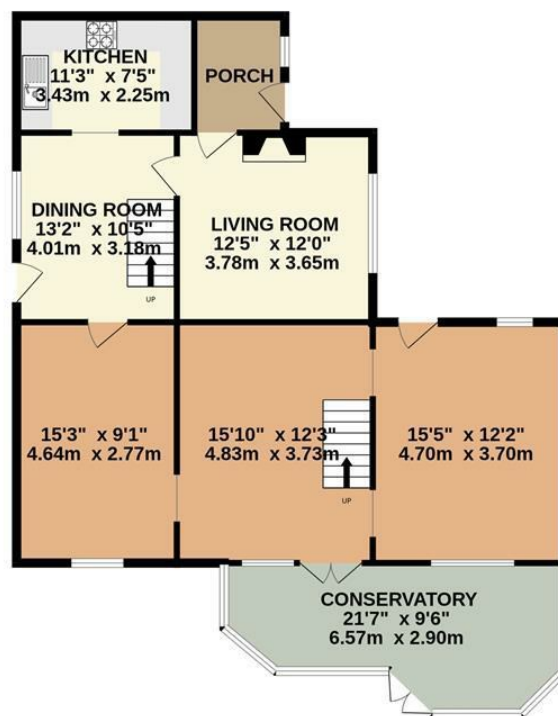
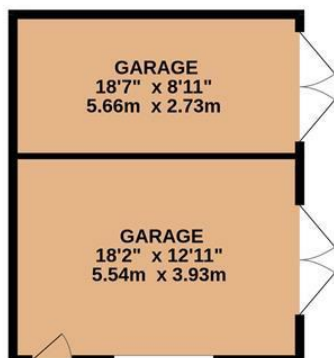
**EPC Rating** D

**Local Authority** High Peak

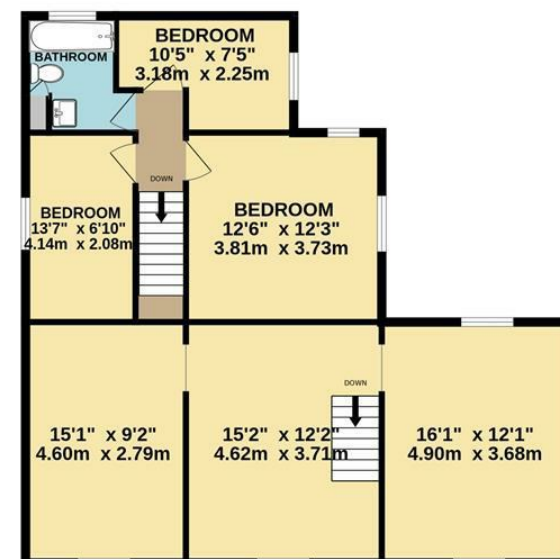
**Council Tax** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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